



Address: [4205 TIMBER TRAIL CT](#)
City: ARLINGTON
Georeference: 10408-2-54
Subdivision: EAGLE CHASE ADDITION
Neighborhood Code: 1L010E

Latitude: 32.6766463083
Longitude: -97.174596026
TAD Map: 2096-364
MAPSCO: TAR-095P



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: EAGLE CHASE ADDITION Block
2 Lot 54

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06636276

Site Name: EAGLE CHASE ADDITION-2-54

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,517

Percent Complete: 100%

Land Sqft^{*}: 13,852

Land Acres^{*}: 0.3180

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:

PERKINS LAWRENCE
PERKINS SHARON

Primary Owner Address:

4205 TIMBER TRAIL CT
ARLINGTON, TX 76016-4623

Deed Date: 8/28/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210222988](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERKINS LAWRENCE	3/28/1996	00123150000438	0012315	0000438
CENTEX REAL ESTATE CORP	1/1/1993	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$322,660	\$62,852	\$385,512	\$384,247
2023	\$332,061	\$60,000	\$392,061	\$349,315
2022	\$270,990	\$60,000	\$330,990	\$317,559
2021	\$248,690	\$40,000	\$288,690	\$288,690
2020	\$249,906	\$40,000	\$289,906	\$287,755

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.